

MEMORANDUM

November 2, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

13

Hearing Date: 11/7/72

Petition No. Z-2593
Knute & Bernt Benson
155 Spring and 201 Baker
Streets, West Roxbury

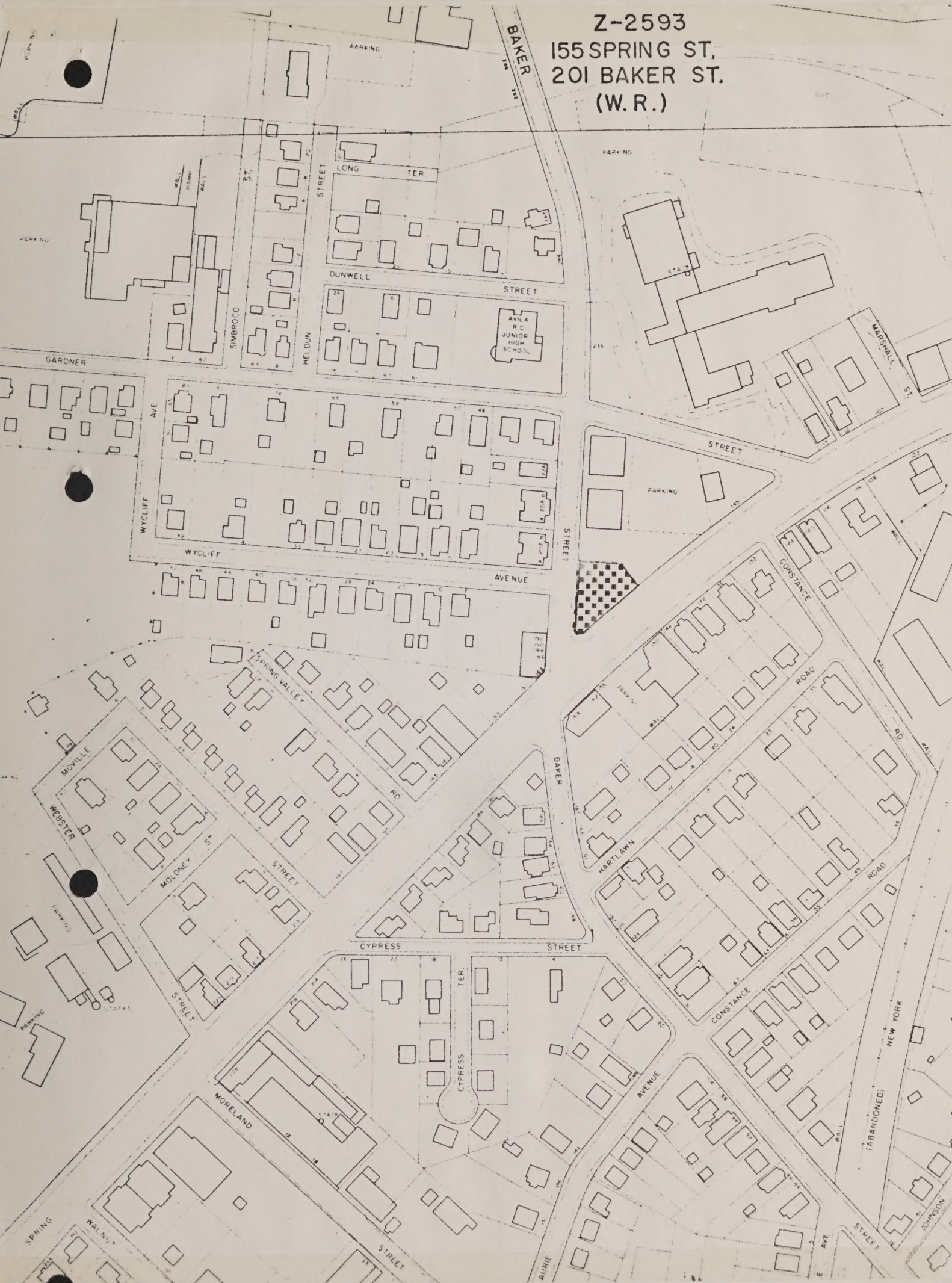
Petitioner seeks a conditional use and two variances to erect a gas service station in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A gas service station is conditional in an L-.5 district.		
Section 18-1. Front yard is insufficient.	15 ft.	1 ft.
Section 20-1. Rear yard is insufficient.	20 ft.	14 ft.

The property, located at the intersection of Spring and Baker Streets, contains 16,313 square feet of vacant land. The site is inappropriate; an existing gas service station would immediately abut the proposed facility. A similar facility is located diagonally opposite the site at 100 Spring Street. The proposal would be an unreasonable use of land and would generate undesirable traffic congestion as well as additional hazards to pedestrians and vehicular traffic. Recommend denial.

VOTED: That in connection with Petition No. Z-2593, brought by Knute & Bernt Benson, 155 Spring and 201 Baker Streets, West Roxbury, for a conditional use and two variances to erect a gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. The site is inappropriate; an existing gas service station would immediately abut the proposed facility. A similar facility is located diagonally opposite the site at 100 Spring Street. The proposal would be an unreasonable use of land and would generate undesirable traffic congestion as well as additional hazards to pedestrians and vehicular traffic.

Z-2593
155 SPRING ST.
201 BAKER ST.
(W. R.)



Board of Appeal Referrals 11/2/72

Hearing Date: 11/21/72

Petition No. Z-2594
Harris Gilbert
22-24 Clapp Street,
Dorchester

Petitioner seeks a variance to erect a one story addition to a storage structure in a light manufacturing (M-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	20 ft.	0

The property, located on Clapp Street near the intersection of Boston Street, contains a one story masonry structure. It is proposed to erect a second story office extension to the existing roofing contractor's firm. The yard deficiency will not affect surrounding properties in this manufacturing - industrial area.
Recommend approval.

VOTED: That in connection with Petition No. Z-2594, brought by Harris Gilbert, 22-24 Clapp Street, Dorchester, for a variance to erect a one story addition to a storage structure in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The existing yard deficiency will not affect surrounding properties in this manufacturing - industrial area.

TERMINAL



Board of Appeal Referrals 11/2/72

Hearing Date: 12/5/72

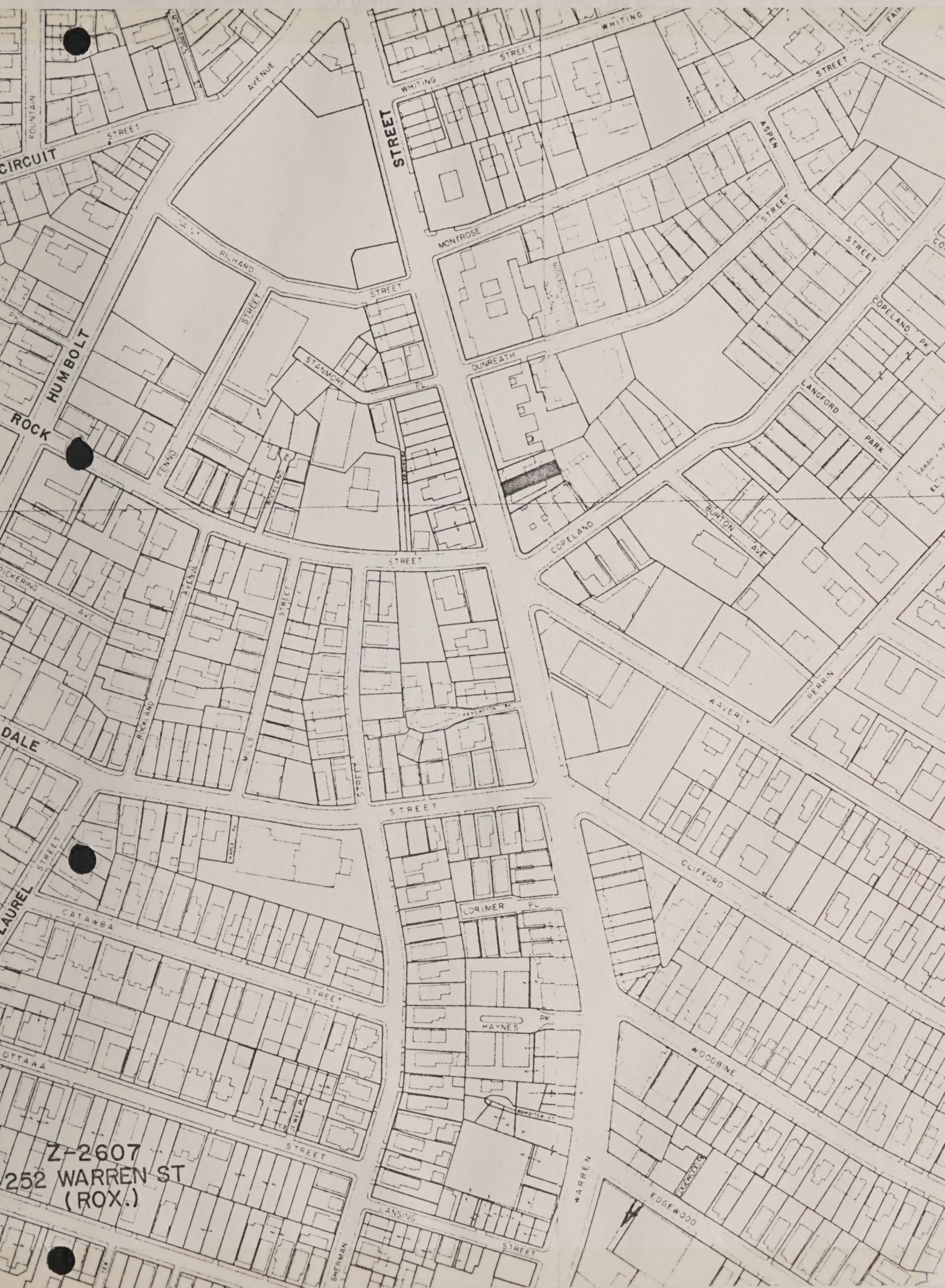
Petition No. Z-2607
Estate of Herbert J. Downs
Wilbur Evans, Trustee
252 Warren Street, Roxbury

Petitioner seeks a forbidden use and two variances for a change of occupancy from a one family dwelling to three apartments in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families not meeting one half the requirements of lot area for additional dwelling unit is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	
Section 17-1. Open space is insufficient.	400 sf/du	320 sf/du

The property, located on Warren Street at the intersection of Coreland Street in the Model Cities area, contains a three story brick structure. Petitioner proposes to completely rehabilitate the dwelling and will occupy one unit. The proposal is compatible with the residential nature of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2607, brought by Estate of Herbert J. Downs, 252 Warren Street, Roxbury, in the Model Cities area, for a forbidden use and two variances for a change of occupancy from a one family dwelling to three apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The rehabilitated structure would be compatible with the residential nature of the neighborhood.



Z-2607
252 WARREN ST
(ROX.)

Board of Appeal Referrals 11/2/72

Hearing Date: 11/7/72

Petition No. Z-2608
Albert F. Medeiros
970 Washington Street
Dorchester

Petitioner seeks a conditional use to use premises for the sale of four used cars in a local business (L-.5) district. The proposal violates the code as follows:

Section 8-7. Outdoor sale of new or used cars is conditional in an L-.5 district.

The property, located on Washington Street at the intersection of Sullivan Boulevard, contains a gas service station. The additional car sales use would be incompatible with the surrounding residential neighborhood, and would tend to increase congestion creating a blighting influence. The proposed location for the use on the property is already congested with vehicles and related automotive materials.
Recommend denial.

VOTED: That in connection with Petition No. Z-2608, brought by Albert F. Medeiros, 970 Washington Street, Dorchester, for a conditional use to use premises for the sale of four used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. The additional car sales use would be incompatible with the surrounding residential neighborhood, and would tend to increase congestion creating a blighting influence. The proposed location for the use on the property is already congested with vehicles and related automotive materials.



Z-2608
970 WASHINGTON ST.
(DOR.)

Board of Appeal Referrals 11/2/72

Hearing Date: 11/21/72

Petition No. Z-2609
Raymond and Jean Allieri
78 Edgemere Road, West Roxbury

Petitioner seeks two variances to erect a one story addition to a one family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	25 ft.	12 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	23 ft.

The property, located on Edgemere Road at the intersection of Trevore Street, contains a one story frame dwelling. The proposed addition, to be utilized for family rooms, would alleviate an overcrowded condition. The violations are existing and technical.
Recommend approval.

VOTED: That in connection with Petition No. Z-2609, brought by Raymond and Jean Allieri, 78 Edgemere Road, West Roxbury, for two variances to erect a one story addition to a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The yard violations, existing and technical, will have no significant affect on surrounding properties.



Z-2609
78 EDMERE RD.
(W.R.)

Board of Appeal Referrals 11/2/72

Hearing Date: 12/5/72

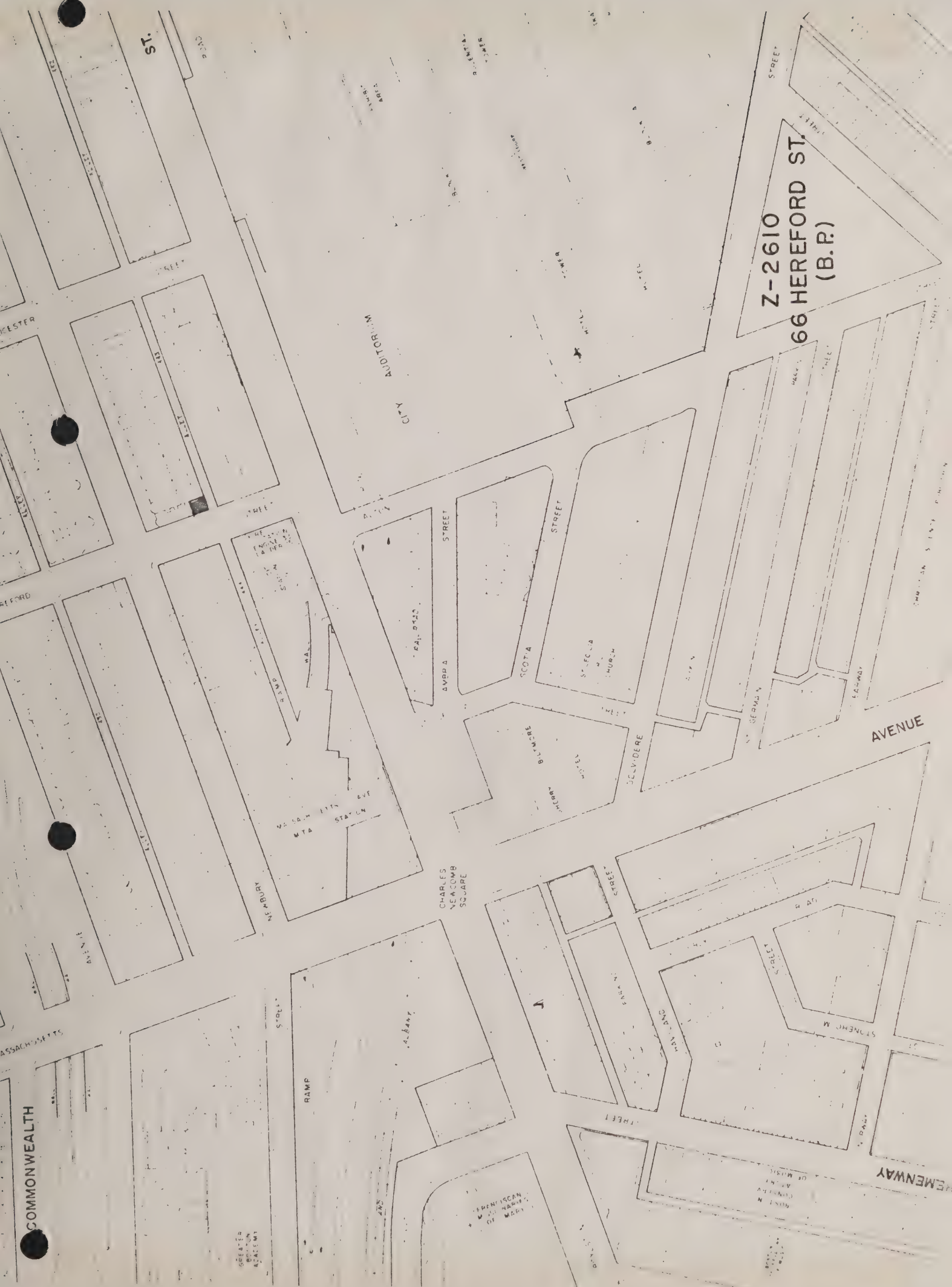
Petition No. Z-2610
Roberto M. Ruffini
66 Hereford Street, Boston

Petitioner seeks a conditional use for a change of occupancy from a store to a restaurant in a general business (B-4-70) district. The proposal violates the code as follows:

Section 8-7. A restaurant is conditional in a B-4-70 district.

The property, located on Hereford Street between Newbury and Boylston Streets, contains a one story vacant store. The proposed restaurant would be an "eat in" facility. However, a similar use immediately abuts the property. Proliferation of this use would not be in the best interests of the Back Bay community, would have a blighting affect and would add to the congestion of an already densely used area. Recommend denial.

VOTED: That in connection with Petition No. Z-2610, brought by Roberto M. Ruffini, 66 Hereford Street, Boston, for a change of occupancy from a store to a restaurant in a general business (B-4-70) district, the Boston Redevelopment Authority recommends denial. A similar use immediately abuts the property. Proliferation of this use would not be in the best interests of the Back Bay community, would have a blighting affect and would add to the congestion of an already densely used area.



Z-2610
66 HEREFORD ST.
(B.R.)

COMMONWEALTH

GREATER
BOSTON
ACADEMY

RAMP

CHARLES
NECOMB
SQUARE

FRONTISMAN
W. J. HARRIS
OF MARY

STREET

WATKINS

STREET

STONEM

WEMENWAY

AVENUE

SCYDERE

BLANCHES

SCOTA

STREET

STREET

AVENUE

CLAY
AUTOTOM

WASH LITN
MTA STATION

NEWBURY

ST.

Board of Appeal Referrals 11/2/72

Hearing Date: 11/14/72

Petitions Nos. Z-2612-2620
Roxbury Action Program
Boston Housing Authority
15-27 Highland Ave.; 16-18 Centre
Street; 50-50C Eliot Square,
Roxbury

Petitioner seeks nine forbidden uses and nineteen variances for a change of occupancy in each of nine buildings as indicated below in an apartment (H-1) and a local business (L-1) district. The proposal violates the code as follows:

<u>All Buildings</u>	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet one half the requirements of lot area for additional dwelling unit is forbidden in an H-1 and L-1 district.		
<u>15 Highland Avenue (4 to 5 apartments)</u>		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	161 sf/du
<u>17 Highland Avenue (4 to 5 apartments)</u>		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	137 sf/du
<u>19 Highland Avenue (4 to 5 apartments)</u>		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	181 sf/du
<u>21 Highland Avenue (4 to 5 apartments)</u>		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	226 sf/du
<u>23 Highland Avenue (1 to 5 apartments)</u>		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	212 sf/du
Section 23-1. Off street parking is insufficient.	4 spaces	0

Petitions Nos. Z-2612-2620
Pg. Two

<u>25 Highland Avenue (4 to 5 apartments)</u>	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	212 sf/du

<u>27 Highland Avenue (4 to 5 apartments)</u>		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	212 sf/du

<u>16 & 18 Centre Street (6 to 10 apartments)</u>		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	261 sf/du
Section 23-1. Off street parking is insufficient.	4 spaces	0

<u>50-50C Eliot Square (5 apartments and store to 6 apartments and 3 stores)</u>		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	72 sf/du

The properties, located in the Model Cities area, contain eight four story masonry structures and one 2½ story masonry structure. The proposed conversions and alterations are consistent with the residential objectives of the Model Cities Kittredge Square project area plan.
Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2612-2620, brought by Roxbury Action Program and Boston Housing Authority, 15-27 Highland Avenue, 16 - 18 Centre Street, 50-50C Eliot Square, Roxbury, for a change of occupancy in each of nine buildings in an apartment (H-1) and a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposed conversions and alterations are consistent with the residential objectives of the Model Cities Kittredge Square project area plan.



Z-2612-20
15-27 HIGHLAND AVE.
16-18 CENTRE ST.
50-50c ELIOT SQ
(HJX.)

Board of Appeal Referrals 11/2/72

Hearing Date: 12/5/72

Petition No. Z-2622
Raymond F. Liston
204 West Brookline Street
Boston

Petitioner seeks a variance to legalize occupancy for five apartments in an apartment (H-3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	100 sf/du	70 sf/du

The property, located on West Brookline Street near the intersection of Warren Avenue, contains a 4½ story masonry structure. Existing units will be rehabilitated. The open space violation is minimal. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2622, brought by Raymond F. Liston, 204 West Brookline Street in the South End Urban Renewal area, to legalize occupancy for five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided renovation plans are submitted to the Authority for design review.



AVE.

ST.

Z-2622

204 W. BROOKLINE ST.
(B.P.)

COLUMBUS

WARREN

WEST

MONTGOMERY

MONTGOMERY

STREET

UNION

WEST NEWTON

BROOKLINE

RUTLAND

SQUARE

WEST

CLINTON

STREET

TREMONT

RUTLAND

WEST

CLINTON

PLAYGROUND

WATKINS

STREET

CLINTON

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STREET

CLINTON

STREET

CLINTON

STREET

BLACKSTONE

SQUARE

WATKINS

FRANKLIN

CLINTON

STREET

Board of Appeal Referrals 11/2/72

Hearing Date: 11/14/72

Petitions Nos. Z-2623-2627
John R. Boulger
2-5-6-9-10 Grove Terrace
West Roxbury

Petitioner seeks five forbidden uses and twenty six variances to erect five two family dwellings and garages in a single family (S-.5) district. The proposal violates the code as follows:

<u>All Structures</u>	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A two family dwelling is forbidden in an S-.5 district.		
<u>2 Grove Terrace</u>		
Section 14-1. Lot area is insufficient.	6000 sf	4690 sf
Section 14-2. Lot area for additional unit is not provided.	4000 sf/du	0
Section 18-1. Front yard is insufficient.	30 ft.	10 ft.
Section 19-1. Side yard is insufficient.	12 ft.	8 ft.
<u>5 Grove Terrace</u>		
Section 14-1. Lot area is insufficient.	6000 sf	4550 sf
Section 14-2. Lot area for additional unit is not provided.	4000 sf/du	0
Section 18-1. Front yard is insufficient.	30 ft.	10 ft.
Section 19-1. Side yard is insufficient.	12 ft.	10 ft.
Section 20-1. Rear yard is insufficient.	50 ft.	22 ft.
<u>6 Grove Terrace</u>		
Section 14-1. Lot area is insufficient.	6000 sf	4710 sf
Section 14-2. Lot area for additional unit is not provided.	4000 sf/du	0
Section 14-3. Lot width is insufficient.	60 ft.	54 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	54 ft.
Section 18-1. Front yard is insufficient.	30 ft.	10 ft.
Section 19-1. Side yard is insufficient.	12 ft.	10 ft.
Section 20-1. Rear yard is insufficient.	50 ft.	34 ft.
<u>9 Grove Terrace</u>		
Section 14-1. Lot area is insufficient.	6000 sf	5489 sf
Section 14-2. Lot area for additional unit is not provided.	4000 sf/du	0
Section 18-1. Front yard is insufficient.	30 ft.	10 ft.
Section 19-1. Side yard is insufficient.	12 ft.	10 ft.
Section 20-1. Rear yard is insufficient.	50 ft.	17 ft.

Petitions Nos. Z-2623-2627

11/2/71

Pg. Two

10 Grove Terrace

	<u>Req'd</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	6000 sf	5040 sf
Section 14-2. Lot area for additional unit is not provided.	4000 sf/du	0
Section 18-1. Front yard is insufficient.	30 ft.	10 ft.
Section 19-1. Side yard is insufficient.	12 ft.	10 ft.
Section 20-1. Rear yard is insufficient.	50 ft.	33 ft.

The property, located at the intersection of Grove Terrace and Grove Street, contains a one story frame dwelling (which would be demolished) on 24,479 square feet of land. The number of units proposed is excessive, incompatible with the general one family character of the neighborhood and represents an overdevelopment of land. The submitted site plan is inadequate. Conditions required for a variance under Section 7-3 of the code have not been met. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-2623-2627, brought by John R. Boulger, 2-5-6-9-10 Grove Terrace, West Roxbury, for five forbidden uses and twenty six variances to erect five two family dwellings and garages in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. The number of units proposed is excessive, incompatible with the general one family character of the neighborhood and represents an overdevelopment of land. The submitted site plan is inadequate. Conditions required for a variance under Section 7-3 of the code have not been met. It is recommended that the owner/developer consult the Authority on any future proposals for development of the property.

Z-2623-27
2-5-6-9-10 GROVE TERR
(W.R.)



Board of Appeal Referrals 11/2/72

Hearing Date: 11/7/72

Petition No. Z-2628
Gates Street Trust
Walter M. Teahan & Charles R.
Butts, Trustees
68 Gates Street, South Boston

Petitioner seeks a forbidden use and three variances for a change of occupancy from a three family dwelling to a four family dwelling in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families increasing the floor area ratio is forbidden in an H-1 district.		
Section 14-2. Lot area for additional unit is not provided.	1000 sf/du	0
Section 15-1. Floor area ratio is excessive.	1.0	1.5
Section 17-1. Open space is insufficient.	400 sf/du	143 sf/du

The property, located on Gates Street near the intersection of East Eighth Street, contains a three story and basement row frame structure. Petitioner states the structure was acquired as a four family dwelling. The staff has no objection provided that the structure complies with Building Code requirements. The abutting vacant dwelling should be boarded up to prevent fire hazard and vandalism. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2628, brought by Gates Street Trust, 68 Gates Street, South Boston, for a forbidden use and three variances for a change of occupancy from a three family dwelling to a four family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that the structure complies with Building Code requirements. The abutting vacant dwelling should be boarded up to prevent fire hazard and vandalism.

Board of Appeal Referrals 11/2/72

Hearing Date: 11/14/72

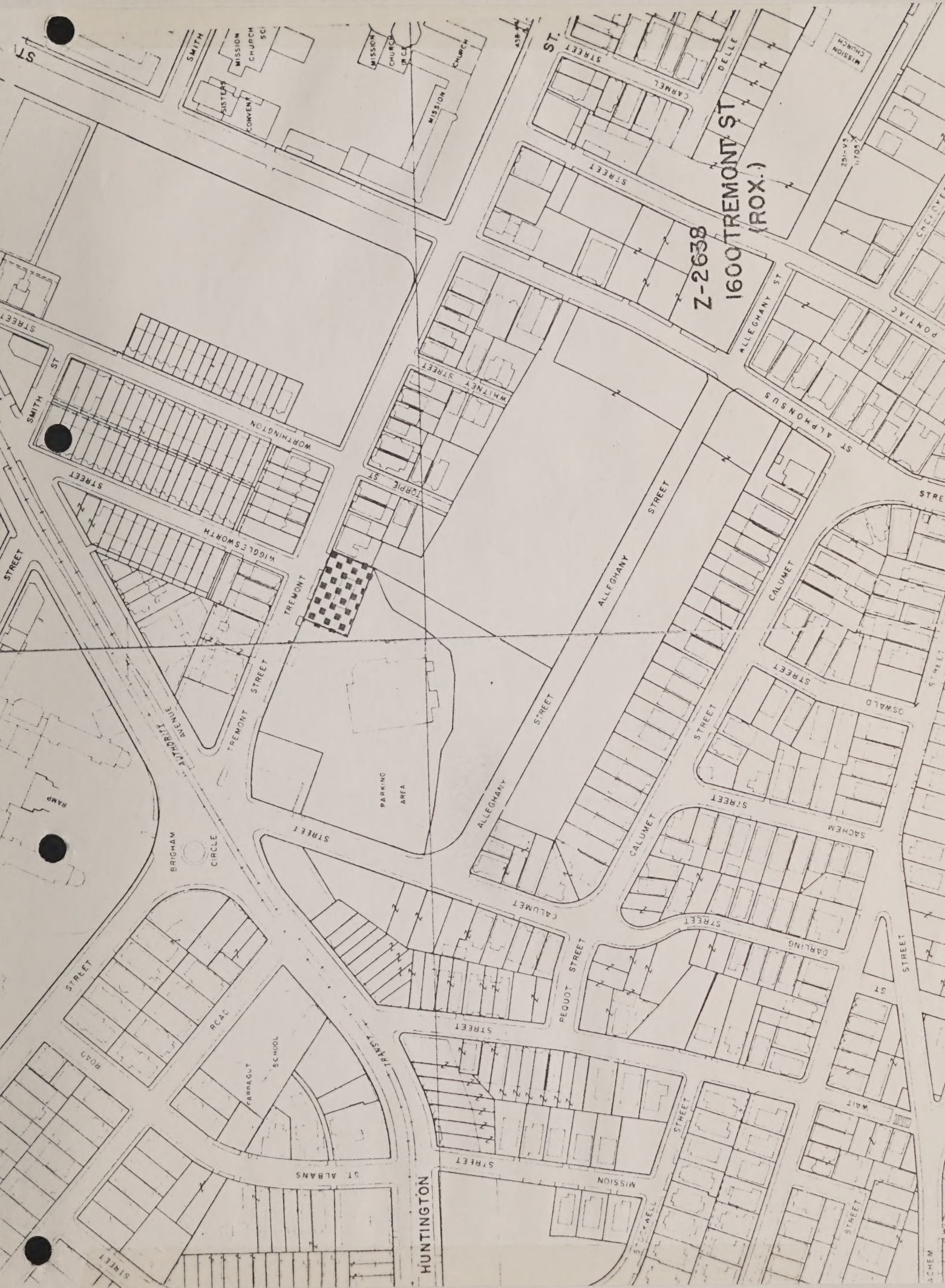
Petition No. Z-2638
John J. Shempa
1600 Tremont Street
Roxbury

Petitioner seeks a conditional use and a variance to erect a one-story self service gas station and office in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A gas station is conditional in a local business (L-1) district.		
Section 18-1. Front yard is insufficient.	10 ft.	0

The property, located on Tremont Street near the intersection of Higglesworth Street at Brigham Circle, contains a vacant, abandoned gas service station structure. The staff recommends that the proposal comply with the Board of Appeal guidelines for gas service stations. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2638, brought by John J. Shempa, 1600 Tremont Street, Roxbury, for a conditional use and a variance to erect a one story self service gas station in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided that the facility complies with the Board of Appeal guidelines for gas service stations.



Board of Appeal Referrals 11/2/1972

Hearing Date:

Petition No. Z-2653
Eileen Powers
7-9 Beaver Place, Boston

Petitioner seeks a forbidden use and a variance for a change of occupancy from three apartments and office to four apartments in an apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families not meeting the requirements of open space is forbidden in an H-2-65 district.		
Section 17-1. Open space is insufficient.	150 sf/du	0

The property, located on Beaver Place near the intersection of Brimmer Street, contains a two story masonry structure. The proposed dwelling unit will occupy former office space which has been vacant for over a year. The apartment use is consistent with the general residential nature of the neighborhood.
Recommend approval.

VOTED: That in connection with Petition No. Z-2653, brought by Eileen Powers, 7-9 Beaver Place, Boston, for a forbidden use and a variance for a change of occupancy from three apartments and office to four apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. The apartment use which will occupy former office space is consistent with the general nature of the neighborhood.

2653
7-9 BEAVER PL.
(B.P.)



